Cover page for:

# Preliminary Title Report (with copies of recorded exceptions)

Prepared by:

# **Rusk County Abstract & Title**

(File Number: LR 115297)

# **Auction Tracts 1, 2, 5, 9, 10** & pt. **7**

For auction conducted on September 20, 2017 by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

### Ronald L. Simek Revocable Trust, Little Mondeaux Limousin, LLC and

# **Little Mondeaux Limousin Corporation**

**Note:** The "Parcel" numbers in the preliminary title report do not correspond to the Auction Tract Numbers used to identify the auction tracts for purposes of the Agreement to Purchase and Exhibits A and B. The tract numberings are crossed-referenced in the table below.

Parcel Numbers in Preliminary Title Report	Auction Tract Numbers
1	Pt. <b>7</b>
2	5
3 - 6	9
7 - 14	1
15 - 18	2
19 - 22	10

# **Rusk County Abstract & Title**

110 East 3rd Street North, PO Box 427, Ladysmith WI 54848 Phone 715-532-5404 Fax 715-532-5495 rcac@centurytel.net

www.rcabstractandtitle.com

Customer: Foley & Lardner, LLP

111 North Orange Ave, Ste 1800

Orlando, FL 32801-2386

File No.: LR 115297

Effective Date: August 11, 2017 at 8:45 am

#### We have made a title checking on the following real estate:

#### PARCEL 1:

The Northwest Quarter of the Northeast Quarter of Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

Together with a non-exclusive road easement, solely for ingress and egress, one rod in width, centered upon the existing East-West Roadway, which roadway commences at the intersection of the West right-of-way line of Hallberg Road and the East line of E½ NE½-NE½, 29-34-1 East, near the Southeast corner thereof; thence proceeding westerly centered on the existing roadway, which roadway runs substantially adjacent to and parallel with the south line of the NE-NE, 29-34-1 East, through the E½ NE½-NE¾ and W½ NE¾-NE¾ until said roadway proceeds into the NW¾-NE¾, 29-34-1 East.

(Tax Parcel No. 50-028-4-34-01-29-1 02-000-10000)

#### PARCEL 2:

A parcel of land located in the Northwest Quarter of the Northwest Quarter, Section 29, Township 34 North, Range 1 East, described as follows: Beginning at the Northwest corner of said Section 29, thence East, along the center line of County Highway I approximately 584 feet; thence South 5° West along an existing fence line, 564 feet to the North edge of a concrete slab; thence South 80° West approximately 570 feet to the West line of said NW%-NW%; thence North along said West line 690 feet to the point of beginning.

(Tax Parcel No. 50-028-4-34-01-29-2 02-000-30000)

#### PARCEL 3:

The Northeast Quarter of the Southwest Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-29-3 01-000-10000)

#### PARCEL 4:

The Northwest Quarter of the Southwest Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-29-3 02-000-10000)

#### PARCEL 5:

The Southwest Quarter of the Southwest Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-29-3 03-000-10000)

#### PARCEL 6:

The Southeast Quarter of the Southwest Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-29-3 04-000-10000)

#### PARCEL 7:

The South One-half of Government Lot 4, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-004-20000)

#### PARCEL 8:

The North One-half of Government Lot 4, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-004-10000)

#### PARCEL 9:

The South One-half of Government Lot 5, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-005-20000)

#### PARCEL 10:

The North One-half of Government Lot 5, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-005-10000)

#### PARCEL 11:

The North One-half of Government Lot 8, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-008-10000)

#### PARCEL 12:

The South One-half of Government Lot 8, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-008-20000)

#### PARCEL 13:

The North One-half of Government Lot 9, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-009-10000)

#### PARCEL 14:

The South One-half of Government Lot 9, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-009-20000)

#### PARCEL 15:

Government Lot 16, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-5 05-016-10000)

#### PARCEL 16:

Government Lot 17, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-5 05-017-10000)

#### PARCEL 17:

Government Lot 20, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-5 05-020-10000)

#### PARCEL 18:

Government Lot 21, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-5 05-021-10000)

#### PARCEL 19:

The Northwest Quarter of the Northeast Quarter of Section 32, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-32-1 02-000-10000)

#### PARCEL 20:

The Southwest Quarter of the Northeast Quarter of Section 32, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-32-1 03-000-10000)

#### PARCEL 21:

The Southeast Quarter of the Northeast Quarter of Section 32, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-32-1 04-000-10000)

#### PARCEL 22:

The Northeast Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-32-2 01-000-10000)

#### And find as follows:

In Document No. 328967, dated January 31, 2003, recorded in the office of the Register of Deeds for Price County, Wisconsin on January 25, 2005, we find a Warranty Deed from Ronald L. Simek, an adult resident of the State of Nevada to Ronald L. Simek, as trustee of the Ronald L. Simek 1978 Revocable Trust, created under agreement dated April 21, 1978.

In Document No. 372657, dated September 11, 2015, recorded in the office of the Register of Deeds for Price County, Wisconsin on January 25, 2005, we find a Road Easement from William Noziska, Daniel Noziska, Gloria Olmstead and Violet Cummings and Daniel C. Noziska and Judy W. Noziska, and each in his or her own right to Daniel C. Noziska and Judy W. Noziska and Ronald L. Simek, as Trustee of the Ronald L. Simek 1978 Revocable Trust, created under agreement dated April 21, 1978.

#### Tax Information:

General Taxes for the year 2016 are paid in full.

#### **Judgments and Liens:**

We have checked for Judgments and Liens against the Ronald L. Simek 1978 Revocable Trust, created under Agreement dated April 21, 1978 and have found none docketed or filed in the offices of the Court or Register of Deeds for Price County, Wisconsin.

This report is for informational purposes only. It is not intended to be and should not be used as a substitute for a Title Insurance Commitment or Policy. It is not to be used as a "SEARCH" in order to produce a Title Insurance Commitment or Policy by another Title insurance Company or Agent. If this report is used as the bases for the production of a policy of Title Insurance, the Title Company or agent ordering the report or relying upon it does so at their own risk. If the full protection of a Title Insurance Commitment or policy is required, please contact us and we will issue a Title Insurance commitment and charge a fee pursuant to rates filed with the office of the Commissioner of Insurance which correspond to the liability assumed.

This report does not represent a detailed examination of each instrument affecting the said premises. We make no representation as to the legal or merchantable quality of said premises which can be determined only by a complete abstract and attorney's opinion.

Rusk County Abstract Company

#### ROAD EASEMENT

THIS ROAD EASEMENT, by and between WILLIAM NOZISKA, DANIEL NOZISKA, GLORIA OLMSTEAD AND VIOLET CUMMINGS AND DANIEL C. NOZISKA AND JUDY W. NOZISKA, and each in his of her own right and collectively hereinafter referred to as ("Grantors"), and DANIEL C. NOZISKA AND JUDY W. NOZISKA AND RONALD L. SIMEK as Trustee of the RONALD L. SIMEK 1978 REVOCABLE TRUST, created under Agreement dated April 21, 1978, collectively referred to as the ("Grantees").

30 KJ.

REGISTER OF DEEDS OFFICE PRICE COUNTY, WIS. Received for Record

OCT 0 1 2015

AT O'CLOCK M. DULY RECORDED

REGISTER OF DEEDS

Recording Area

Return To:

PRICE COUNTY TITLE & ABSTRACT P.O. BOX C PHILLIPS, WI 54555

50-028-4-34-01-29-1-01-000-10000 50-028-4-34-01-29-1-01-000-10010 50-028-4-34-01-29-1-02-000-10000 Parcel Identification Number (PIN)

#### WITNESSETH

WHEREAS, Grantors, William Noziska, Daniel Noziska, Gloria Olmstead and Violet Cummings own the following real estate situated in the Town of Ogema, Price County, State of Wisconsin:

The East One-half (E ½) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼), Section Twenty-nine (29), Township Thirty-four (34) North, Range One (1) East.

(Hereinafter referred to as Servient Estate No. 1)

WHEREAS, Grantors, Daniel C. Noziska and Judy W. Noziska, own the following described real estate situated in the Town of Ogema, Price County, State of Wisconsin:

The West One-Half (W ½) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼), Section Twenty-nine (29), Township Thirty-four (34) North, Range One (1) East. (Hereinaster referred to as Servient Estate No. 2 and/or Dominant Estate No. 2)

WHEREAS, Grantees, Daniel C. Noziska and Judy W. Noziska, desire a road easement for the benefit of Servient Estate No. 2 over Servient Estate No. 1;

WHEREAS, Grantee, Ronald L. Simek, as Trustee of the Ronald L. Simek 1978 Revocable Trust, created under agreement dated April 21, 1978, owns and desires a road easement for the benefit of the following described real estate situated in Town of Ogema, Price County, State of Wisconsin, across Servient Estate No. 1 and Servient Estate No. 2:

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼), Section Twenty-nine (29), Township Thirty-four (34) North, Range One (1) East.

(Hereinafter referred to as Dominant Estate No. 1)

NOW, THEREFORE, in consideration of One Dollar and other good and valuable consideration between the parties, the receipt which is acknowledge, the Grantors convey and warrant a non-exclusive road easement, solely for ingress and egress, one rod in width, centered upon the existing East-West Roadway, which roadway commences at the intersection of the West right-of-way line of Hallberg Road and the East line of Servient Estate No. 1, near the Southeast corner thereof; thence proceeding westerly centered on the existing roadway, which roadway runs substantially adjacent to and parallel with south line of the NE-NE, 29-34-1 East, through Servient Estate No. 1 and Servient Estate No. 2 until said roadway proceeds into Dominant Estate No. 1.

This easement is for the benefit of Dominant Estate No. 1 and Dominant Estate No. 2 and shall run with said lands.

Grantees shall have the right to maintain a roadway within said parcel of land, including the right to level or fill the roadway with suitable gravel and/or earth as is necessary to establish a suitable grade level equivalent; the right to place and maintain culverts for the proper drainage of water on or beneath the proposed roadway and to cut down and keep cut down all trees and brush located on said parcel of land so as to permit the unimpeded right of ingress and egress.

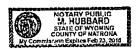
This easement is not a conveyance pursuant to Section 77.21(1) Wis. Stats. and is exempt from Wisconsin Real Estate Transfer fee and return.

Dated this // TM-day of SANTEMBON, 2015.
WILLIAM NOZISKA

**ACKNOWLEDGMENT** 

State of Wyoming ) ss County of Matrona )

Personally came before me this 11th day of September, 2015, the above named WILLIAM NOZISKA to me know to be the person who executed the foregoing instrument and acknowledge the same.



DANIEL NOZISKA

**ACKNOWLEDGMENT** 

to be a superior of the first of

State of Alacha ) ss County of June 2 )

Personally came before me this 10<sup>+</sup> day of 500 me know to be the person who executed the foregoing instrument and acknowledge the same.



Notary Public, State of Moch.

My Commission is/expires (0/3)/3016

THIS SPACE IS INTENTIONALLY LEFT BLANK SO THAT THE SIGNATURE OF EACH GRANTOR AND THE ACCOMPANYING ACKNOWLEDGEMENT APPEARS ON THE SAME PAGE.

GLORIA OLMSTEAD

#### **ACKNOWLEDGMENT**

State of Wisconsin		
County of Taylor	)	SS

Personally came before me this 26th day of September, 2015, the above named GLORIA OLMSTEAD to me know to be the person who executed the foregoing instrument and acknowledge the same.



Notary Public, State of wisconsin My Commission is/expires permanent

THIS SPACE IS INTENTIONALLY LEFT BLANK SO THAT THE SIGNATURE OF EACH GRANTOR AND THE ACCOMPANYING ACKNOWLEDGEMENT APPEARS ON THE SAME PAGE.

Male Till Jenening

#### ACKNOWLEDGMENT

State of Alaska

County of SE Fair Marks

Personally came before me this 16 day of 5epember, 2015, the above named VIOLET CUMMINGS to me know, to be the person who executed the foregoing instrument and acknowledge the same.



Notary Public, State of Alaska
My Commission is/expires 03/27/19

THIS SPACE IS INTENTIONALLY LEFT BLANK SO THAT THE SIGNATURE OF EACH GRANTOR AND THE ACCOMPANYING ACKNOWLEDGEMENT APPEARS ON THE SAME PAGE.

DANIEL C. NOZISKA

Judy M. Nozyska

#### **ACKNOWLEDGMENT**

State of Mosh )

County of Mosh )

Personally came before me this \( \) day of \( \) to me know to be the person who executed the foregoing instrument and acknowledge the same.



Notary Public, State of Meshe
My Commission is/expires 10/28/2011

THIS SPACE IS INTENTIONALLY LEFT BLANK SO THAT THE SIGNATURE OF EACH GRANTOR AND THE ACCOMPANYING ACKNOWLEDGEMENT APPEARS ON THE SAME PAGE.

THIS INSTRUMENT WAS DRAFTED BY:
Dale E. Onchuck
ONCHUCK LAW OFFICE, S.C.
135 North Lake Avenue
Phillips, WI 54555
(715) 339-2149
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